

24 Poundsgate Close, Berry Head, Brixham, Devon, TQ5 9HJ
Leasehold Flat - First Floor
£109,950

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A well presented two-bedroom first-floor retirement apartment, forming part of the ever-popular Poundsgate Close development, exclusively for residents aged 60 and over. Occupying a desirable end-of-block position, the apartment enjoys windows on three sides, allowing an abundance of natural light throughout, together with a delightful open outlook across the adjoining playing fields. The current owners have maintained the property to an excellent standard, creating a bright, comfortable and welcoming home. Stairlift access is also available if required.

The accommodation is well proportioned and thoughtfully arranged, with a particularly attractive lounge/dining room enjoying the pleasant outlook and offering ample space for both relaxing and entertaining. This leads through to a well-appointed kitchen, fitted with a good range of cream-coloured units providing practical storage and worktop space. There are two bedrooms, with the principal bedroom benefiting from a generous triple-width fitted wardrobe. The bathroom is finished with a modern white suite, including a lowered bath for ease of access. Further benefits include uPVC double glazing and electric heating throughout.

Poundsgate Close is set within beautifully maintained communal gardens, providing an attractive and peaceful environment for residents to enjoy. Parking spaces are available at the entrance to the development, whilst additional communal facilities include drying areas, a scheme manager's office and a residents' lounge with adjoining kitchen. These shared facilities provide an excellent space for social gatherings, entertaining visiting family and friends, and enjoying a welcoming sense of community.

Conveniently situated, the development is approximately three-quarters of a mile from Brixham's bustling town centre and picturesque harbour, with a regular bus service providing easy access. A nearby Co-op convenience store is also within easy reach, making this an ideal location for those seeking comfortable, low-maintenance retirement living whilst remaining close to local amenities.

Tenure and Charges: The property is offered for sale on a 70% equity share basis, with a new 99-year lease to be granted upon purchase. The monthly maintenance charge is approximately £210 per month, inclusive of ground rent, with the development managed by Sanctuary.

Council Tax Band: A

2 1 1

- With Two Good Bedrooms
- Superb Retirement Apartment
- Well Presented Throughout
- Lovely Open Green Views
- With Off Road Parking
- Leasehold / Council Tax Band A









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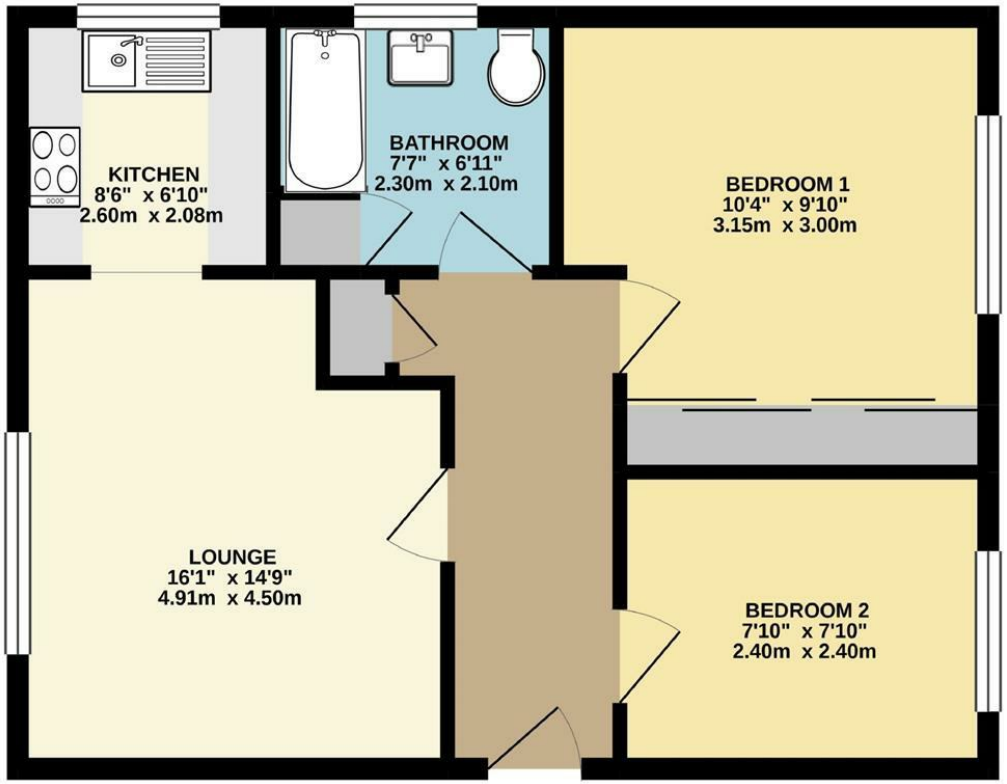




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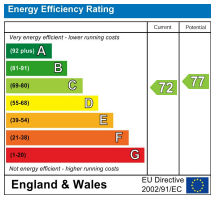
FIRST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: C



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